

MINUTES

WARRICK COUNTY AREA PLAN COMMISSION

Regular meeting to be held in Commissioners Meeting Room,
Third Floor, Historic Court House,
Boonville, IN
Monday, June 10, 2019, 6:00 PM

PLEDGE OF ALLEGIANCE: A moment of silence was held followed by the Pledge of Allegiance.

MEMBERS PRESENT: Guy Gentry, President; Bill Byers, Amanda Mosiman, Jeff Valiant, Richard Reid, and Jeff Willis.

Also present were: Morrie Doll, Attorney; Sherri Rector, Executive Director; Molly Barnhill, Assistant Director.

MEMBERS ABSENT: Bob Johnson

MINUTES: Upon a motion by Jeff Valiant, seconded by Jeff Willis, and unanimously approved the Minutes from the regular meeting on May 13, 2019 were tabled.

The President read the Rules of Procedure.

PP-19-04 Beards Subdivision- Developer/Owner: Steve Beard. 2.27 acres located on the N side of SR 68 approximately 200' E of the intersection formed by SR 68 and Yellow Banks Trail. Pigeon Twp. 32-3-6. *Complete legal on file. (Advertised in the Standard May 30, 2019)*

Steve Beard, owner and Mark Chamness, surveyor were present.

The President called for a Staff Report.

Mrs. Rector stated we do have all of the paid receipts and all of the green cards except for one from Pigeon Township Memorial Community Center. She said they were mailed on May 30, 2019. She stated Morrie, the Board did rule but she didn't remember when it was, that we have a twenty-one day notice that we mail out however it was failed to be changed years ago in the Subdivision Ordinance, so she is going to have to type up an amendment to the Ordinance. She said what we sent to Mark Chamness still said the ten days, which met what was in the ordinance, and he did get them all out and they are all out except one.

Attorney Doll replied so deem it as appropriate.

Mrs. Rector stated yes. She said the zoning is "A" Agricultural and "R-1A" One Family Dwelling. She stated the Flood Plain is zoned X. She said it is proposed two lots and they are on existing entrances on SR 68. She said any future development would have to go to INDOT for approval.

She stated the reason this had to be a major subdivision is because of the “R-1A” zoning. She said the Drainage Board approved a request for no drainage today. She stated Tennyson has water and sewer both available for the lots. She said it is a two lot residential subdivision and they are requesting a sidewalk waiver. She stated anything under one acre she didn’t think they needed a waiver.

Attorney Doll stated this technically is.

Mrs. Rector stated it is in technical conformity to the Subdivision Ordinance.

The President asked if there was anything to add to the Staff Report.

Mark Chamness replied no.

The President asked if there were any questions from the Board members.

Jeff Willis said he assumed there was not a sidewalk already on SR 68.

Several people replied no.

After ascertaining there were no more questions from the Board or any remonstrators for or against he called for a motion.

Richard Reid made a motion to approve PP-19-04 and waive sidewalks. The motion was seconded by Amanda Mosiman and unanimously carried.

PP-19-05 Keith’s Ridge- Developer/Owner: Chris A. & Kara J. Combs. 43.312 acres located on the N side of Fisherville Rd 0’ NE of the intersection formed by Fisherville Road and Asbury Cemetery Road Parcel B in Combs-Fisherville Road Minor Subdivision as recorded in Document 2004R-004029 in the Warrick County Recorder’s Office. Campbell Twp. 16-5-9. *Complete legal on file.*

Scott Buedel, with Cash Waggoner and Associates and Chris Combs were present.

Mrs. Rector stated they are missing four return receipts but have the pay receipts showing they were mailed correctly and in the correct time period. She said the zoning of this property is “A” Agriculture. She stated the Flood Plain is zoned X. She said it is a proposed 14-lot subdivision. She said the drainage plans were approved by the Drainage Board today. She stated the street construction plans were approved for the interior streets; however, the County Engineer, Mr. Howard, is recommending that Mr. Combs paves Fisherville Road or places money in a road donation fund for it to be done. She said they haven’t made that decision yet. She said Glenn Merritt, with Cash Waggoner, stated at the Commissioner’s meeting that, they were not aware of this and Mr. Combs was not aware of this, he was not at that meeting. She stated they asked for it to be continued for two weeks. She said she would still present this to the Board because of the interior streets, the new street construct, is approved by the County Engineer and Steve is sitting there. She stated it is just an issue with Fisherville Road, so if you want you can approve it subject

to what they decide on Fisherville Road before the secondary plat is recorded. She said it is going to go to them in two weeks and she didn't want to put it off another month and come back to the Board for that. She said it will be on septic, the soil test have been approved by Aaron Franz at the Health Department. She stated the location of the septic systems would have to be placed on the final plat. She stated Elberfeld has water capacity. She said as stated it is 14-lots ranging in size from 2.502 to 4.706 acres. She stated Lot 11 has an existing agricultural building on it that is owned by Mr. Combs. She said the plat is in technical conformity.

The President asked if there was anything to add to the Staff Report.

Scott Buedel replied no, it should be pretty straight forward it is 14-lots. He said as Sherri said everything is 2 ½ acres or more, septic, and pretty well typical for this area of the County from the standpoint of the layout and the road network and so forth.

The President asked if there are any questions from the Board members.

Jeff Willis asked not that this is going to affect the decision, but have you talked about what you are going to do with the mailboxes with the Postal Services yet.

Chris Combs replied to his understanding on the 2 ½ acre lots they don't require a cluster. He said he is having an ongoing discussion for many of his developments right now with them and they aren't responding to him at all; whether it be Magnolia or anything it has been amazing. He said they are going to get back with me this day but nothing. He stated he has been documenting everything. He said he had three unreturned calls to them.

Jeff Valiant asked Sherri if she made a comment about paving Fisherville.

The President replied yes, for those three lots there.

Mrs. Rector stated it hasn't been determined ...

Chris Combs stated it would not be happening he could tell them.

Mrs. Rector stated that isn't ours.

Chris Combs replied he understands that but he has never heard of such ludicrously. He said they had asked him in the prior meetings, which he guesses doesn't affect anything here, and that they never asked for an upgrade on Fisherville Road as far as taking it to paving, we said no problem because they never would. He stated he doesn't know where this came from today, he didn't attend the meeting, everything was supposed to be in order, but obviously now it has to be continued.

Mrs. Rector stated Jeff, she has never been told how many feet, how wide, construction... she has no details.

Jeff Valiant replied you're fine he was just clarifying her statement.

Scott Buedel stated they are re-platting Parcel "B" in Combs-Fisherville, it is a Minor Subdivision already and the parcel to the East of Lot 14, which is a 2 ½-acre parcel, is Parcel "A" in that development. He said from the standpoint of 2 ½-acre lots and accessing a gravel road, he thought it was somewhat typical in this area and other areas that it could happen. He stated they aren't sure where all of that came from but from the standpoint of the subdivision, he thinks they are in order for....

Chris Combs stated there are 1,000 acres to the east of him with no infrastructure, nothing, east of him on Fisherville Road and he has to say in his 35-year business career, what happened today at 4:00 on that was the most unexpected thing that he could state.

Jeff Valiant replied again he was just trying to clarify her statement.

Chris Combs responded he gets that.

Attorney Doll asked what you are recommending, if the Board sees fit to approve the preliminary plat, it is subject to Chris reaching some kind of solution with the Commissioner's on the transport part.

Mrs. Rector replied yes, on Fisherville Road. She stated the interior streets, the new streets, have been approved so it is just that issue.

Attorney Doll asked if there was any possibility that they would reconfigure this as part of the solution to Fisherville.

Chris Combs replied no.

Attorney Doll said okay. He said you would like ...

Chris Combs stated if he has to pave Fisherville the whole project will die.

Attorney Doll stated you have nine lots that could be approved pretty easily with the interior road. He asked do you want to proceed tonight as opposed to waiting to see what you do with the Commissioners. He stated he realizes this is a preliminary plat, not a final plat, so it isn't going to be recorded yet. He said he is just trying to see if there are options out there that he wants to consider before you ask them to approve this in a preliminary manner.

Mrs. Rector asked Steve it is not just the issue of the three lots on the road correct. She said it is the traffic of the whole subdivision.

Steve Sherwood, Warrick County Assistant Engineer, replied you all had an email from Bobby about the Fisherville Road. He said the developer typically states a letter of no improvements requested on a roadway like this in question. He stated that is what they filed was a letter of no road improvement requested for Fisherville Road, but it borders ground 1,000 feet of Fisherville Rd plus another lot that Mr. Combs has already developed on that is adjacent to east of this, which

brings it up to about 1,300 feet of roadway. He said the Board has not ruled they just tabled it until the next meeting so Mr. Combs could be present.

Mr. Combs stated he thinks they are comfortable that this subdivision is in compliance we just need to work out the roadway.

Ascertaining there were no other questions from the Board members or remonstrators for or against the President called for a motion.

Richard Reid made a motion to approve PP-19-05 subject to the approval of the road plans. The second was made by Jeff Valiant and unanimously carried.

OTHER BUSINESS:

Postal Deliveries: Requirement of postal approval prior to plat approval regarding new delivery guidelines.

Mrs. Rector stated she thought they were going to be back this month. She said they said at the meeting they were.

President Gentry stated they also said they would be returning calls in about 24 hours also and they haven't been doing that either. He said it is Federal Government so what do you expect.

Mrs. Rector asked if we have an extra one of these files to give to Jr.

President Gentry replied yes, he printed his off.

Mrs. Rector stated Morrie and her had talked this morning and tried to come up with some simple language to put in the Subdivision Ordinance to cover this that we aren't going to say you have to put one every so many feet and everything. She said Steve is here for this issue to report that they don't want them put in the road right-of-way. She stated she came up with these ordinance changes today, just simple, for you to look at, add to, or to say you don't like this at all. She said she was just trying to get it to where you have something to look at to go off of. She stated the one is the developers knowing that they have to submit, and their regulations say that they have to go to the Postal Service first and get that approved before planning and zoning can approve it. She stated this is saying whenever you submit a primary plat application you have to put outlots for the location of centralized delivery shown and noted for this use. She said a mode of delivery agreement between developer and United States Postal Service should be submitted agreeing upon these locations. She stated she put outlots in there because as Mr. Sherwood will tell you, Bobby Howard, County Engineer, does not want them in the road right-of-way. She said he wants outlots created for them. She stated Steve could explain to you because of the traffic stopping in the road and people having to get out and go unlock the boxes. She said the other thing is where you have to submit street construction plans with the primary plat, which they do that now. She stated she added outlots for the locations centralized delivery as approved by the United States Postal Service shall be shown on the street construction plans along with said interest detail and surface type construction. She said this should be part of the

street plan approval as part of primary plat approval; Steve can tell you they can look at the locations and make sure it's not site distance. She said the entrances to the outlots are out of the right-of-way where there are no safety issues. She stated these are just two little simple things she has put together.

President Gentry stated they look fine other than now he is concerned what if this is holding up projects, which is what he thinks Jim will be saying. He said if we couldn't get the Postal Service to give us the letter.

Attorney Doll asked he wonders if he has had that same experience.

Jim Morley Jr. stated he has not dealt with the Postal Service in this roll but it sounded like at their last meeting that Mr. Elpers had had a very negative experience with the Postal Service and Mr. Combs stated he had a very negative experience. He said he had a concern about us making something subject to them if they are not getting back with people then you are delaying the projects for a month or two during prime construction season waiting to hear back from them. He said he would think a developer might want to run the risk of moving forward and figuring that out after the fact as crazy as that sounds, buying a month of 80° sunny summer weather at the end of construction season is a big deal. He stated this was the first he had seen about this and he might have some concerns about outlots to the extent if we create outlots will that automatically create homeowners associations in every subdivision. He said someone has to own the outlot. He added if they stop paying taxes on the outlot then the County will own the outlot at a tax sale. He said this is part of the reason why in Vanderburgh County they used to have a lot of outlots with retention basins and things, they stopped doing it because people stopped paying taxes on them and the County inherited them all back and the County had to maintain them. He stated when it comes to an outlot if you are talking about building a parking lot for people to pull off the road, now are you talking about current commercial drive standards. He said they require a 35' radius going in on either side plus the drive aisle you are talking about a 94' section of curb that is now being taken out to pull off the street to get your mail.

Richard Reid said now you have to build a sidewalk.

Jim Morley Jr. stated he understands the liability of not wanting everybody to stop along the street. He said he also has concerns about forcing an outlot into every subdivision creating an instantaneous homeowners association who has to own property and pay liability insurance on that property incase somebody slips and falls while getting their mail. He asked do they have to light that and everything else that goes with that. He stated the commercial entrances they put on in Warrick County has a one size fits all for commercial entrances, he doesn't know if this would be considered a commercial entrance or not but they have a 35' radius on both entrances. He said we could have some pretty great parking lots for cluster boxes, maybe that is what we need. He said he isn't saying whether it is or it isn't, but he would be hesitant to move forward with this that quickly. He stated you might find out we have created another opportunity for no fun stuff like outlots that are owned by homeowners associations and homeowners associations sometimes go defunct after they are set up for 20 years and then they are dissolved. He asked then who maintains that. He said he didn't know that he was a super fan of this; he is just an engineer/surveyor.

President Gentry asked him from an engineer's standpoint what is an idea you might have.

Jim Morley Jr. stated he didn't know. He said to be 100% honest with you he would be interested in an opportunity to maybe widen a section of the right-of-way out where there would be a pull over lane or something like.

Attorney Doll said a blister.

Jim Morley Jr. agreed yes, maybe a blister to pull over hop out and grab your mail or something like that short of a ...in his head what he is seeing there is some type of parking lot where you pull over park your car and get out. He stated that requires a whole separate 24' drive aisle that is separate from the street. He said he understands why we don't want people backing into the street but could we widen the street out to have a parallel parking section or something like that. He stated that in itself comes with challenges because you have to provide an ADA space, which requires an 8' unloading zone for a van use. He said there is a lot here.

Jeff Willis stated they have one on every block according to their guidelines. He said they are not supposed to go further than a block.

Mrs. Rector stated they don't want, and she has the guidelines in your packets, she put the outlot in there because Bobby doesn't want them in the right-of-way. She stated she is not an engineer and she doesn't know another way like that. She said she never would have thought of that. She stated she doesn't remember who they said maintains the things in the right-of-way. She said they have to maintain their own mailbox.

Jeff Willis stated they said they don't.

Jim Morley Jr. said they said they don't they basically left it up to whoever's mailbox it is and in this situation it is a cluster.

President Gentry stated this is a cluster of 16.

Jim Morley Jr. stated so, if somebody ran over it in theory your mail would pile up at the Post Office until somebody out of that sixteen gathered enough money to pay to fix the mailbox.

President Gentry stated he would petition everybody that sends him mail to send...

Attorney Doll asked junk mail.

President Gentry replied email only.

Jim Morley Jr. stated junk mail is all he gets.

President Gentry replied he knows he can give it a toss without ever opening it.

Jim Morley Jr. stated he understands the idea behind an outlot, he understands this is a Federal Law coming and we can't stop it, but there are also challenges in his opinion to creating an outlot, because of some of the baggage that comes with an outlot with the current standards they have with a commercial drive entrances. He said at least for the liability that goes with having an outlot. He stated homeowners associations now have to be created for an example, Jagoe has a lot of homeowners associations in their projects, but Maken Corporation, unless they sell it to Jagoe, has never had a homeowners association that he is aware of. He said he would dare say Maken has done what, half of the subdivisions in Warrick County, so half of your subdivisions don't have homeowners associations.

President Gentry stated our problem is we are behind the 8 ball and if we don't do anything then the developers are going to put those clusters right at the ...we don't have a clue where they are at until they are up.

Jim Morley Jr. stated he totally agreed. He said he didn't think we could talk about this again at Christmas time but he thinks it should be recognized that if we, he isn't saying this is wrong or right, he is just saying if we move forward with this one then we are by default going to create homeowners associations where we didn't use to have homeowners associations and we are going to assume they pay taxes on it. He stated if they don't it is going to go to tax sale and nobody is going to buy it because it is a cluster box, so it will end up on the County.

Mrs. Rector stated she would have to say she is disappointed in the two gentlemen that were here last month. She said they said they would be here again tonight, they would send her additional information, and everything, and she hasn't heard from them since, not one word.

Attorney Doll said neither rain, nor sleet....

Mrs. Rector stated she wasn't going to go after them asking for it, they were the ones that came to her pushing and pushing. She said Steve.

Steve Sherwood, Assistant Engineer, stated he has some comments from Bobby. He said he believed an email from May 2, 2019 directed to the Planning Commission, Commissioners, Morrie, and Guy about cluster mailboxes. He stated basically a quote from him "These devices are not to be utilized for vehicular traffic per the Post Office. Putting them in the right-of-way next to the roadway could cause significant sight distance issues and obstructions." He stated there is the issue about how do we address uniformly homes with address numbers for an appropriate emergence response. He said Jim's point is valid to homeowners, liabilities, and HOA or however these are going to be addressed. He said to answer his question about the larger entrances with 24' wide and 35' radiuses, they don't have to probably be commercial entrances but he will let Bobby address that. He stated his thoughts were that these should be one way in, one way out, and one lane so that when everybody comes home to these cluster mailboxes at 5:00 pm we don't have traffic issues in the roadway. He said it is not to say that they won't line up to go in but they should probably mark entrance and exit for that reason. He stated they didn't want to get into a maintenance responsibility for these; we don't want to have to come back and pave them with County tax dollars and other issues as far as drainage, paving, sidewalks, and other issues. He said there is liability in that respect. He stated if you locate

these near intersections, there are other issues that Bobby was asking about, site distance and other safety concerns. He said we do have two approved subdivisions right now with cluster mailboxes in them that was not approved that way. He stated now you have people parking on the street, and if they park on the mailbox side going in the correct line of traffic their doors will open into the traffic way. He said that is probably just an accident waiting to happen at some point because they are in two-way traffic and they are going to come to a stop blocking traffic from going around them until they access their mailbox and get back in the car. He stated they still have to go over a two-foot gap between the back of the curb and the sidewalk to get in front of the mailboxes because they are turned into the sidewalk not the street, at least in one situation. He said it is happening now so it has to be addressed. He said Jim brings up some valid points and Bobby has some valid points. He said he was asked to be here since Mr. Howard could not be here, he is on vacation this week and neither one of us could attend the last meeting to answer any questions.

Attorney Doll asked what if the County Ordinance says, you have to make the Post Office happy everybody agrees you don't like it but you have to do it, the devices, the boxes, the clusters, or whatever they are shall not be in the public right-of-way. He said we then let the designers of the subdivision bring to the site review committee site-specific drawings showing how they are going to meet those two criteria's.

Jeff Willis asked isn't my current mailbox in the right-of-way.

Mrs. Rector and Amanda Mosiman responded yes.

Attorney Doll responded yes, but ...

Steve Sherwood said apparently located in the right-of-way but usually in that two-foot strip between the back of the curb and the sidewalk, which is part of the reason why the two-foot strip was required. He stated some people have built what he calls monuments to mankind in the form of a mailbox, which probably has more money in it than most people's garages.

Mrs. Rector stated that is what she asked Steve today, she said she is trying to wrap her head around this, why are you concerned about cluster boxes when her subdivision has 300 homes in it with 300 mailboxes, what is the difference.

Jeff Willis stated there are not 300 hundred of us lining up together all at the same time.

Mrs. Rector stated that is what he said.

Jeff Willis stated which is why he doesn't think cluster boxes in a subdivision like ours, yours, or mine is going to be...it wouldn't have been effective.

Amanda Mosiman stated everyone needs to do away with the stipulation that everyone arrives home at the exact same 45 seconds. She said it is not realistic.

Mrs. Rector stated no, it is not.

Jeff Valiant said that is what he was thinking also, not everybody is going to get home at the same time.

Mrs. Rector stated she never sees anybody pull in at the same time

Steve Sherwood stated the current Postal regulations for rural mailboxes they are supposed to be breakaway devices. He said he has seen some that are not.

Attorney Doll stated that is all right if brick will break. He said it depends on what you hit it with.

Mrs. Rector asked if you say they cannot be located within the right-of-way you have to remember that the right-of-way is ten more feet past the edge of the pavement. She said it would have to go...

Attorney Doll stated that gives you the ability to if you wish to develop a blister system. He said that is one of the options.

Steve Sherwood stated if you put a blister in and it creates, he believes someone asked a question about what happens to the sidewalk, you still have the sidewalk you just break it, put the blister behind the right-of-way or adjacent to it, and you still have the sidewalk carrying to and from. He said from his point what he was envisioning was a one way in and one way out so you don't have two-way traffic confusion....

Attorney Doll stated it takes a lot of area to make a one way in and one way out.

Steve Sherwood replied he knows, but if it is long enough for two or three vehicles, to her point of everybody coming home at the same time, if you do get more than two or three they line up in the roadway waiting to go in and out. He stated most people get their mail either parking in the driveway and walking back to the mailbox or they pull up and unload it through the window of their car without getting out, even though they are on the wrong side of the street, you see it happen all of the time. He said but then they are protected by being in their vehicle not getting out.

Attorney Doll stated we see subdivisions with sixteen lots and we see subdivisions with 160 lots. He said it seems to him that how you address this Postal requirement could vary a great deal between those two different subdivisions.

Steve Sherwood said Jim and he would tell you on larger projects, like in Evansville or the apartment complexes; they have a designated pull-off and a limited number of parking spaces for these huge cluster mailboxes.

Jeff Willis stated in an apartment complex where they already have a parking lot they can just add on four spots to it.

Jim Morley Jr. said and they are four or five stories high.

Jeff Willis replied the same way in Washington D.C. where these rules are made.

Steve Sherwood stated there are some number system with apartments too (inaudible)

Attorney Doll stated the Postal representative testified here that their preferred is 16.

Steve Sherwood said we don't know where that number originated.

Attorney Doll replied his mouth.

Inaudible

Steve Sherwood said we don't know where they got it.

Attorney Doll stated yes, we know that.

Mrs. Rector stated Guy has a suggestion.

President Gentry stated he proposes that we table this and we get a study group together with some engineers, the County Engineer, Board members, Commissioners, and Postal Service people. He said we want to get it right when we do it. He stated it does need to be addressed because apparently the Post Office is pushing it; they aren't going to be doing single boxes anymore. He said we probably need a couple of developers too. He said if the Board wishes, Sherri could set this up. He stated he was willing to sit in on a meeting or two.

Mrs. Rector stated she wants to do it through the day.

Jim Morley Jr. stated for what it is worth he thinks we need a plan for what to do with the subdivisions that have already been approved and subdivisions that haven't been approved yet, because there are subdivisions that are under construction now.

President Gentry stated yes, because they are going to go back on two years.

Multiple people responded one year.

Jim Morley Jr. said Berkshire, which is the one that currently has some clusters in it, those are in the right-of-way but that sub is already platted. He said there is place for a pull-off or an outlot. He stated it was approved before this was ever discussed and Eastwick is done that way. He said houses are being built now and Danny is doing another one that is under construction as well. He stated those are all subs that were designed in accordance with County standards before this ever came up.

President Gentry said he wasn't sure we could be retroactive anyway but we could talk about that and come up with an alternate type of solution that may still require moving to a certain degree to the backside of the sidewalk or something. He said he thinks then it would still be a request

because they are already done, he said that is his opinion but he didn't know. He added that he thinks it should be discussed.

Jim Morley Jr. replied that is all he is asking. He said in his mind there are two categories, the subs that are already in the system and the subs that are coming.

Attorney Doll stated he thinks you are going to have a real problem legally to retroactively modify an approval, and frankly, his attitude about that is it isn't our problem. He said that is a Postal problem.

President Gentry replied that could be but it will still be in the right-of-way.

Attorney Doll stated if we have approved the plats and they have built it according to specifications he doesn't think we can ask anything more at that point legally, as the County, than what we have already required.

President Gentry stated he didn't think we could force but he thinks we can ask.

Jeff Willis asked if we ask and they do it and something happens, can they come back on the County and say you wanted us to move it to this side of the sidewalk.

Attorney Doll stated he thinks it is an issue for the Postal Department to address ...

President Gentry replied they don't care if it is in the right-of-way.

Jeff Willis stated he thinks their quote last month was their drivers can't drive in Warrick County and that they need the cluster boxes because they have more wrecks in Warrick County than anywhere else or something.

President Gentry replied yes, because they pull out in front of one of his buses.

Mrs. Rector stated this is what she wrote down. She said we can call a special meeting at some time. She said she would put down two engineers, I have on here that Jr. is volunteering and I'll ask someone else, the County Engineer and Assistant Engineer, two developers, two Board members, one Commissioner, and of course Morrie and me or Molly. She asked if that sounded like ...

Jim Morley Jr. stated he thinks we need to think about it and have a good conversation.

Mrs. Rector responded she does too.

President Gentry said he agreed.

Attorney Doll stated at the same time we are required...the Postal Department has a requirement now apparently but so does E911.

Amanda Mosiman asked what the guideline here, where did it come from.

Mrs. Rector said she went and looked it up. She stated the Fire Inspector of Boonville sent her this (referring to a paper), it is an international fire code that says you have to show the addresses on your house so big and all of that. She said what she wants to ask is if that is part of a Planning Commission job or part of Building Inspector's job that these addresses are put on these houses. She stated we are not going to go out and look at them. She said we don't do an inspection.

Attorney Doll replied he thinks you could do it in either. He said he thinks you could do it in the Subdivision Ordinance or you can also put it in the Building Inspector's duties. He stated there should be an ordinance that says that it has to happen.

Mrs. Rector stated let's talk about that too. She asked if they want her to ask the Building Inspector to be there also.

Amanda Mosiman said yes, if we are going to add this to his duties then he needs to be there.

Jim Morley Jr. said Sherri you probably need to ask the Post Office to be there also.

Mrs. Rector and President Gentry said they would.

Steve Sherwood said there has to be some uniformity as to how the address is displayed. He said it can't be helter skelter...

Attorney Doll replied it is defined.

Steve Sherwood said as long as it follows some type of a code.

Attorney Doll replied three inches high and block letters.

Steve Sherwood said that is fire, emergency, and Sheriffs concerns.

Mrs. Rector stated fire and emergency do not want them put on curbs because they get covered up with snow and ice.

Amanda Mosiman said it talks about not on utility poles, road signs, it has to be three inches high, plain block numerals, no script, no written, has to 39-40 inches high...

Attorney Doll stated there used to be a green reflective sign on their mailboxes.

President Gentry replied there still are signs.

Bill Byers stated that was before they moved the mailboxes.

Steve Sherwood said there needs to be some type of timing as to when that posting because if something happens to the building at some point in time before it is posted, he knows it has to be built....

Attorney Doll asked do you mean the numbers.

Steve Sherwood replied yes, to when it is posted then that gets back to what the comment was if you are going to add that to the Building Inspector's job maybe that should be posted at the time he signs off for the Certificate of Occupancy.

Attorney Doll asked if he was talking about retroactively.

Steve Sherwood replied no, he is talking about in the future.

Attorney Doll asked what about all of the buildings existing in the County today that aren't numbered.

Steve Sherwood said that is what Bobby and he saw when driving one of the developments and one of them just had an 8 ½ x 11 letter size white paper taped to their windows.

President Gentry responded that is because they went out and they didn't have their numbers.

Mrs. Rector said and he told them they had to ...

Steve Sherwood said and some of them in uniformity they are coming up with a placard that is built into the masonry on the front of the building, in a uniform spot in each development.

Attorney Doll stated that gets back to the retroactive question we dealt with earlier. He said he thinks we should bring that up at this working group.

Mrs. Rector replied okay.

Amanda Mosiman stated the only thing that fire said was this statement out of the fire code, the third page. She asked where these other guidelines come from.

Mrs. Rector replied she couldn't remember if she went online and found them or if they sent them to her.

Amanda Mosiman replied okay.

Mrs. Rector stated this thing here with the yellow lines is the Town of Chandler put that in their ordinance what you have to do. She said this is the code that the Fire Inspector sent her.

Amanda Mosiman replied yes, that is the International Fire Code.

Steve Sherwood stated as long as this is being required by the U.S. Post Office we can't be the only place there has to be other people that has already addressed this so we probably need to do some research into what other communities, Counties, or States are doing this and what they are doing.

Mrs. Rector asked Steve Sherwood if he would see if what he could find out if there are any street plans...

Steve Sherwood stated he didn't know what was available public wise.

Mrs. Rector replied she didn't either.

Jim Morley Jr. said that is a good thing (inaudible).

President Gentry said it hasn't.

Steve Sherwood stated we would have to contact ...

Mrs. Rector said it has, she was told by Bill Peck that Vanderburgh County was just going to ignore it and not deal with it.

Steve Sherwood said we would have to contact other municipalities, APC's, and Counties across the State....

Mrs. Rector stated they feel it is not a Planning Commission issue.

Amanda Mosiman asked if she said she would do that the last time and then skip out on my duty.

Attorney Doll replied no.

Amanda Mosiman stated she could email ...

Attorney Doll stated you might check with Columbus.

Mrs. Rector said if she would do that. She asked how do you want to work out this special meeting.

Attorney Doll stated they are usually on top of Ordinance changes. He said you might want to check with Ft. Wayne also.

Amanda Mosiman replied okay.

President Gentry asked Mrs. Rector if she could send invites to those. He said he wants it in the daytime also.

Attorney Doll asked how many people were on the list now.

Mrs. Rector replied nine, ten with the Postal Service, eleven with the Building Inspector, but that isn't counting her, Morrie, or Guy.

Attorney Doll stated that would be like herding cats.
She asked Amanda if she wanted to come too if she was looking up this information. She asked Amanda if she wanted to be the other Board member.

Amanda Mosiman said she would be like herding cats plus.

Mrs. Rector asked you're doing what.

Amanda Mosiman stated if you were trying to herd cats, she would be the worst one.

Attorney Doll asked her if she was going to be the worst cat.

Amanda Mosiman replied yes, worst cat.

Mrs. Rector said she had never heard that expression.

Several people said herding cats.

Jeff Willis said she needed to get out more.

Amanda Mosiman stated yes, if she could be there, she would be there. She said if not she would send the information and they can do with it what they will. She stated she didn't really know how an Ag Agent was really going to help.

Mrs. Rector replied okay. She said she needs to figure out when the Postal Service can be available to come down from Louisville to the meeting and then try to set something around that.

President Gentry replied maybe, but he wouldn't wait months on them.

Mrs. Rector stated no.

President Gentry said they basically said they didn't really care too much as long as they were there.

Mrs. Rector stated she thought they should do it before the next Planning Commission meeting.

President Gentry said he would like to.

Mrs. Rector said so we could bring that back to the Board.

President Gentry said that is a go.

Mrs. Rector stated she would work on that.

Amanda Mosiman stated you want two engineers, two Board members, two developers, one Commissioner, Post Office, Building Inspector, and who else.

Attorney Doll replied you.

Mrs. Rector said Morrie.

Richard Reid asked if she wanted to get Bill Pecky in here too.

Mrs. Rector said no, heck no, no she was just kidding she would ask him if he wants to.

Jim Morley Jr asked if he could suggest that you make Maken Corporation a part of that just because they are the largest developer in Warrick County.

Mrs. Rector replied yes, she was planning on it.

President Gentry stated since they are already putting them up.

Mrs. Rector asked if they thought it should be Jagoe.

Jim Morley Jr. replied they are buying them from Maken.

Mrs. Rector said the only other big one is Chris Combs with Bellevue. She said that is the other big one going in that they are going to go back on and make them start putting them in.

Attorney Doll asked if she was sure.

President Gentry said anything less than a year.

Amanda Mosiman replied that is what they said, anything less than a year.

Jeff Willis said anything that has not been there for a year they change could change the motor...

Attorney Doll replied they could but did they say they are going to do that.

President Gentry replied they hinted that they were going to do that with Aigner's right here outside of Boonville.

Amanda Mosiman said yes.

President Gentry stated he has four houses built and there are sixteen others.

Steve Sherwood stated Bellevue was approved in 2015.

Jeff Willis stated yes, but it is when the house is built that they are going on not when it was approved.

Mrs. Rector agreed.

Amanda Mosiman replied yes, we asked that question.

Jim Morley Jr. said if you want to decrease your number of people, you could pick Jordan as an engineer and a developer. He said he kind of hits both, if you want to decrease the number of people in the room.

Attorney Doll stated it is just when you get eleven people it starts to be very seldom that you can get something done.

Amanda Mosiman stated that is where she can come in to play; she will facilitate the meeting for you. She said she would get something done.

Attorney Doll said you volunteer not to be there is what you are saying.

Amanda Mosiman replied no, she is actually trained in meeting facilitation to get you guys to a certain point of consensus.

Mrs. Rector said what.

Jeff Willis replied she is trained at herding cats.

Amanda Mosiman said yes, she is trained at herding cats.

Mrs. Rector stated she would get it together before the next Planning Commission meeting. She said she would do a 48-hour notice for a Special Meeting.

President Gentry stated next item on the agenda.

DISCUSSION:

Solar panel farm zoning classification – tabled

ATTORNEY BUSINESS: None

EXECUTIVE DIRECTOR BUSINESS: None

The President called for a motion to adjourn. Richard Reid made a motion to adjourn and the meeting adjourned at 6:47 p.m.

ATTEST:

Sherri Rector, Executive Director

Guy Gentry, President